

Planning and Development Committee

March 4, 2019

5:00 P. M.

Conference Room D

County Square

1. Call to Order
2. Invocation
3. [Approval of the minutes of the February 4, 2019 Committee meeting.](#)
4. [Boards and Commission Interviews and Nominations](#)

[Board of Zoning Appeals](#) – One vacancy and two applicants

- [Brittany Farrar](#) (D. 24) incumbent \*
- [Stephen Fulton Shaw](#) (D. 20) \*

[Construction Board of Appeals](#) - Two vacancies and two applicants

- [Nelson Neal](#) (D. 22) incumbent \*
- [Peter Nomikos](#) (D. 27) incumbent

5. [Zoning Dockets](#)

Phoenikx Buathier, Zoning Administrator  
Alan Willis, Principal Planner

1. The following item received a Public Hearing on February 18, 2019 and was presented to the Planning Commission on February 27, 2019.

- a. Docket Number: [CZ-2019-14](#)  
 Applicant: William Derek Turner for Bobby M., II and Lisa P. Safrit  
 Property Location: Wood Duck Way  
 County Block Book: 0538070100800  
 Existing Zoning: R-12, Single-Family Residential and R-15, Single-Family Residential  
 Requested Zoning: R-S, Residential Suburban  
 Future Land Use: Residential Land Use 2  
 Acreage: 20.6  
 County Council District: 21 – Roberts  
 Staff Recommendation: Approval  
 Planning Commission: Approval
  
- b. Docket Number: [CZ-2019-15](#)  
 Applicant: Clayton V. Kerr, Pickens Federal Credit Union for C. Louise Kerr  
 Property Location: 115 Farris Bridge Road  
 County Block Book: B015000201700  
 Existing Zoning: C-1, Commercial  
 Requested Zoning: R-12, Single-Family Residential  
 Future Land Use: Berea Community Plan/Low Density Residential  
 Acreage: 1  
 County Council District: 19 – Meadows  
 Staff Recommendation: Approval  
 Planning Commission: Approval

- c. Docket Number: [CZ-2019-17](#)  
 Applicant: Francis Marion Summey for Allsum LLC  
 Property Location: 334 White Horse Road  
 County Block Book: 0376000301000  
 Existing Zoning: C-2, Commercial  
 Requested Zoning: S-1, Services  
 Future Land Use: South Greenville Area Plan / Commercial  
 Acreage: 2.14  
 County Council District: 25 – Fant  
 Staff Recommendation: Denial  
 Planning Commission: Denial
- d. Docket Number: [CZ-2019-18](#)  
 Applicant: Chad Stepp for SJJ Property Development LLC  
 and Business Park Properties, LLC  
 Property Location: Fork Shoals Road  
 County Block Book: 0420000101200 (portion) and 0420000101600 (portion)  
 Existing Zoning: C-2, Commercial  
 Requested Zoning: S-1, Services  
 Future Land Use: Conestee Community Plan/Service and Mixed Use  
 Acreage: 6.65  
 County Council District: 25 – Fant  
 Staff Recommendation: Approval  
 Planning Commission: Approval
- e. Docket Number: [CZ-2019-19](#)  
 Applicant: John Montgomery, Colliers International for  
 NWH Properties LP, Moonville Investment Co. LLC  
 and Rural Renaissance LLC  
 Property Location: Augusta Road, Ray Road and Carr Road  
 County Block Book: 0594020103001, 0594020103000, 0594020102900,  
 0594020102800 and 0602020101700  
 Existing Zoning: R-R1, Rural Residential  
 Requested Zoning: BTB, Business Technology District  
 Future Land Use: South Greenville Area Plan/Business and  
 Light Manufacturing, Commercial and Transitional  
 Residential  
 Acreage: 252.15  
 County Council District: 25 – Fant  
 Staff Recommendation: Approval  
 Planning Commission: Approval

- f. Docket Number: [CP-2019-02](#)  
 Applicant: Greenville County Planning Department  
 The proposed amendment would revise the Imagine Greenville County Comprehensive Plan to include the City View Community Plan, which is a statement of the community's vision, and seeks to address both the immediate concerns and long-term goals of the community.
- County Council District: 23 – Norris  
 Staff Recommendation: Approval  
 Planning Commission: Approval

6. [Returned Docket](#)

The following received a Public Hearing on September 17, 2018 and was presented to the Planning Commission on September 26, 2018. The item was presented to the Planning and Development Committee on October 1, 2018. The item was held on the County Council floor on November 6, 2018 and again on January 22, 2019. At the February 5, 2019 County Council meeting the Council returned the item to the Planning and Development Committee.

- a. Docket Number: [CZ-2018-58](#)  
 Applicant: James D. Martin III for TRS Properties,  
 Guy Richard & Ann E. Chapman and Kirk S. Chapman  
 Property Location: East Main Street  
 County Block Book: T006000300100, T006000300200, T006000300300, T006000300500,  
 T006000300700 and T006000300800  
 Existing Zoning: R-20, Single-Family Residential and C-3. Commercial  
 Requested Zoning: PD, Planned Development  
 Future Land Use: Taylors Community Plan, Mixed Commercial, Pedestrian and  
 Residential Land Use 3  
 Acreage: 10.7  
 County Council District: 18 – Barnes  
 Staff Recommendation: Approval  
 Planning Commission: Approval 9/26/18  
 P and D Committee: Approval 10/01/18  
 County Council: Held 11/06/18 and 1/22/19  
 Returned to Committee 2/05/19

7. Adjourn

Board of Zoning Appeals – March 13, 2019  
 3:00 p.m. Conference Room D – County Square

Planning and Development Committee – TBD  
 5:00 p.m. Conference Room D – County Square

Zoning Public Hearing –March 18, 2019  
6:00 p.m. Conference Room D – County Square

Planning Commission Meeting – March 27, 2019  
4:30 p.m. Conference Room D – County Square